173.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	637,100	/	637,100
USE VALUE:	637,100	/	637,100
ASSESSED:	637,100	/	637,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SUTHERLAND TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEALLY EILEEN R
Owner 2:	
Owner 3:	
Street 1:	1 SUTHERLAND TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1885 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	286,000		351,100	637,100
Total Card	0.083	286,000		351,100	637,100
Total Parcel	0.083	286,000		351,100	637,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.98 | /Parcel: 337.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114842
GIS Ref	
GIS Ref	
Insp Date	10/06/18

!13404!

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,000	0	3,600.	351,100	637,100	637,100	Year End Roll	12/18/2019
2019	101	FV	229,700	0	3,600.	346,100	575,800	575,800	Year End Roll	1/3/2019
2018	101	FV	229,700	0	3,600.	265,800	495,500	495,500	Year End Roll	12/20/2017
2017	101	FV	229,700	0	3,600.	250,800	480,500	480,500	Year End Roll	1/3/2017
2016	101	FV	229,700	0	3,600.	230,700	460,400	460,400	Year End	1/4/2016
2015	101	FV	223,900	0	3,600.	215,700	439,600	439,600	Year End Roll	12/11/2014
2014	101	FV	223,900	0	3,600.	198,600	422,500	422,500	Year End Roll	12/16/2013
2013	101	FV	223,900	0	3,600.	198,600	422,500	422,500		12/13/2012

PRINT

Date	Time
12/11/20	03:22:02

LAST REV

Date	Time
02/05/19	13:05:30
ekelly	
13404	

USER DEFINED

Prior Id # 1:	114842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15170-395		8/1/1983		78,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2016	964	New Wind	20,330		7/14/2016			Replacement window
1/29/2013	135	Manual	3,171	C				
2/13/1997	67		6,000					3X7 ENTRY WAY
10/22/1996	551		7,500					8X30-4X24-4X24 WDK
10/29/1995	624		1,600					ADD SPACE UNDER AD
9/12/1995	529		35,000					PORCH/WDK/ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
5/17/2013	Info Fm Prmt	EMK	Ellen K
3/9/2009	Inspected	163	PATRIOT
1/14/2009	Entry Denied	345	PATRIOT
2/24/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.39	6			Road Co	-5					351,121						351,100	

Total AC/HA:	0.08264	Total SF/SM:	3600	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	351,121	Spl Credit		Total:	351,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	69000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388545
Depreciation:	102576
Depreciated Total:	285969

COMMENTS

WALK UP ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

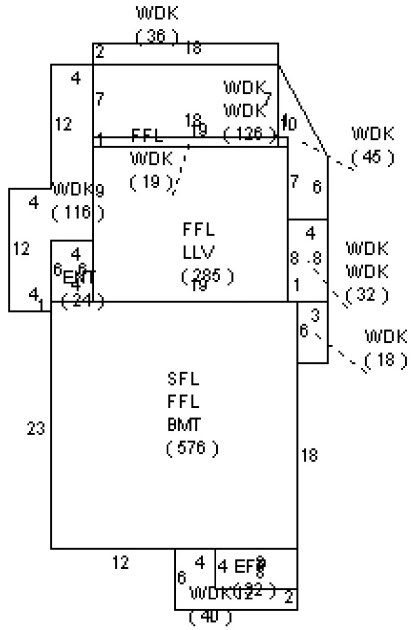
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	96.52
Final Total:	286000	Val/Su SzAd	196.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	880	167.050	147,000
WDK	Deck	590	7.620	4,494
BMT	Basement	576	58.260	33,556
SFL	Second Floor	576	167.050	96,218
LLV	Lower Level	285	124.030	35,349
EFP	Enclos Porch	32	71.870	2,300
ENT	ENTRY	24	26.130	627
	Net Sketched Area:	2,963	Total:	319,544
Size Ad	1456	Gross Are	2963	FinArea 1885

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
LLV	100	RRM	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc